121.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	684,700 / 684,700
					USE VALUE:	684,700 / 684,700
					ASSESSED:	684,700 / 684,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ADDISON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH ANA R/TRUSTEE
Owner 2:	ANA SMITH TRUST
Owner 3:	
Street 1:	34 ADDISON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SMITH RICHARD H & ANA R -
Owner 2:	-
Street 1:	34 ADDISON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1750 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5050.000	269,600	3,600	411,500	684,700
Total Card	0.116	269,600	3,600	411,500	684,700
Total Parcel	0.116	269,600	3,600	411,500	684,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.37 /Parcel: 391.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 78338

GIS Ref

GIS Ref

Insp Date 05/11/18

!9394!

PREVIOUS ASSESSMENT

Parcel ID 121.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	269,600	3600	5,050.	411,500	684,700		Year end	12/23/2021
2021	101	FV	261,400	3600	5,050.	411,500	676,500		Year End Roll	12/10/2020
2020	101	FV	261,400	3600	5,050.	411,500	676,500	676,500	Year End Roll	12/18/2019
2019	101	FV	208,600	3600	5,050.	434,300	646,500	646,500	Year End Roll	1/3/2019
2018	101	FV	208,600	3600	5,050.	320,000	532,200	532,200	Year End Roll	12/20/2017
2017	101	FV	208,600	3600	5,050.	306,300	518,500	518,500	Year End Roll	1/3/2017
2016	101	FV	208,600	3600	5,050.	283,500	495,700	495,700	Year End	1/4/2016
2015	101	FV	196,700	3600	5,050.	237,700	438,000	438,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:59:05

LAST REV

Date	Time
11/17/21	10:19:23
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9394

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH RICHARD H	48665-374		12/14/2006	Family	1	No	No		
	9670-323		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	78338
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2017	1330	Re-Roof	9,000	C				
6/2/1999	306	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	MEAS&NOTICE	HS	Hanne S
11/21/2008	Meas/Inspect	345	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
3/7/2000	Inspected	264	PATRIOT
11/17/1999	Mailer Sent		
10/26/1999	Measured	266	PATRIOT
8/4/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5050		Sq. Ft.	Site		0	90.	0.91	10			Easemen	-20					411,479						411,500	

Total AC/HA:	0.11593	Total SF/SM:	5050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,479	Spl Credit		Total:	411,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32567573
Const Adj.:	1.00041723
Adj $ / SQ:	179.041
Other Features:	68000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451586
Depreciation:	181989
Depreciated Total:	269597

COMMENTS

TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

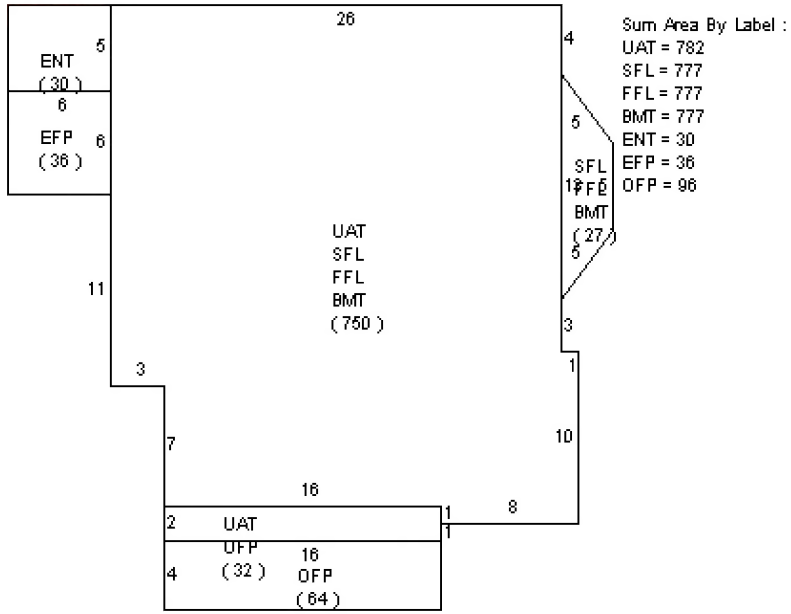
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.94
Special Features:	0	Val/Su Net:	100.26
Final Total:	269600	Val/Su SzAd	173.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	777	53.710	41,734
FFL	First Floor	777	179.040	139,115
SFL	Second Floor	777	179.040	139,115
UAT	Upper Attic	196	81.460	15,926
OFP	Open Porch	96	33.700	3,235
EFP	Enclos Porch	36	72.630	2,615
ENT	ENTRY	30	26.410	792
	Net Sketched Area:	2,689	Total:	342,532
Size Ad	1554	Gross Area	3275	FinArea 1750

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	E	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	F	FR	1920	19.75	T	50	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600

IMAGE

AssessPro Patriot Properties, Inc